

## MEMORANDUM

TO: RICH ARZBERGER

FROM: STEVE SKY

DATE: 21-MAR-95

RE: NEWARK SITE PLANS

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*As per our phone conversation, the following is a recap of the conceptual site plans needed for proforma work-up.*

*The site in question is Society Hill at University Heights III, C & E. The conceptual will be in the area bordered by Norfolk Street, Warren Street, Matthews Drive and West Market Street. (see copy of Sales Plan for street locations, enclosed.)*

*One conceptual will be utilizing the condo flats from Kilmer Woods, II. I would assume to achieve a greater density, the three story 24 plex footprint should be used. The unit types include the 5100 and 5101.*

*The second conceptual will utilize the back to back townhouse with garage, THG1400-BB and THG1500-BB from Newark site B. The greatest number of units might be achieved using a combination of 8 and 12 unit buildings.*

*Enclosed is a set of Site Plans along with a copy of the Sales Plan for street locations. I have highlighted the sales plan with the following information:*

- 1. Building # 14 to remain as is.*
- 2. The area for conceptual.*
- 3. Area's where existing utilities are and their impact on building location.*
- 4. Curb line along Matthews Drive to be maintained. Curb cuts and radius to Cossio Court, Perez Drive and Warren Street may be altered.*
- 5. Location of existing detention basins, water main, storm and sewer are as shown on page 6 of 16 (highlighted) of Utility Plan. A layout using the infrastructure as is would be preferable but should not be the only factor.*

*Please contact me at (908)272-0088 ext. 117 with any questions. Please return layouts to me by our agreed upon date of March 29, 1995 latest.*

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